

Potential Deed / Agreement Conditions

1. All plans for improvements to the property must be submitted in writing to the NPS for approval.
2. The County will halt any activities and notify the NPS upon discovery of archeological, or historical findings. All artifacts unearthed shall be the property of the United States.
3. The County shall be responsible for the maintenance (description added as appropriate to each parcel), and shall comply with the requirements of the Federal, State and local authorities.
4. The County shall take adequate measures as directed and approved by the United States to prevent or minimize damage to NPS resources.
5. The right to erect and maintain fences, boundary markers or signs for the purpose of controlling unauthorized use and establishing boundaries, provided that the design of such fences and markers shall be reviewed and approved by the NPS and not materially alters the scenic quality of the property.
6. No new buildings or structures or additions of any kind, temporary or permanent, shall be located on the property (This paragraph does not apply to the Bacon Street property.), except as specifically provided by a written approval of the Colonial National Historical Park Superintendent.
7. The Bacon Street Property shall be limited to single family, residential use, no more than two-stories high, and shall be in keeping with the preservation of the historic integrity of Colonial Yorktown.
8. All plans for proposed construction or exterior alteration of the single-family dwelling on the Bacon Street Property must conform to the architectural guidelines attached hereto and shall be submitted in writing to the NPS for approval.
9. The County may sublet or lease all or part of the Church Street property, but only for uses consistent with the purpose of the easement and subject to the easement restrictions. County is responsible for assuring compliance with any and all conditions of this easement by any party.
10. Plans for proposed Fife and Drum Corps Building on the Church Street property must be submitted in writing to the NPS for written approval. The proposed construction or exterior alterations of the building also must conform to architectural guidelines established by the NPS.
11. The County shall notify the Park Superintendent of an activity planned for the York River Picnic Area Property. These events should be scheduled in a manner

so as not to conflict with Colonial National Historical Park's scheduled tours and events and in keeping with the integrity of its historical location.

12. At the NPS option, the County shall remove all improvements on the Archer Cottage Parking Lot Property and return said property to a condition that is similar to its current unimproved condition if the parking lot is not needed or if the NPS Land Use Agreement is terminated.